

**MINUTES OF THE
REGULAR MEETING OF THE
EDINA HOUSING AND REDEVELOPMENT AUTHORITY
HELD AT CITY HALL
OCTOBER 19, 1998 - 7:00 P.M.**

ROLLCALL Answering rollcall were Commissioners Faust, Hovland, Maetzold and Chair Smith. Commissioner Kelly entered the meeting at 7:10 P.M.

CONSENT AGENDA ITEMS APPROVED Motion made by Commissioner Maetzold and seconded by Commissioner Faust for approval of the HRA consent Agenda as presented.

Rollcall:

Ayes: Faust, Hovland, Maetzold, Smith

Motion carried.

***MINUTES OF THE OCTOBER 5, 1998, MEETING APPROVED** Motion made by Commissioner Maetzold and seconded by Commissioner Faust for approval of the Minutes of the October 5, 1998, meeting.

Motion carried on rollcall vote - four ayes.

REPORT PRESENTED ON CITY FACILITIES Park Director Keprios explained at the September 8, 1998, Council meeting, staff was directed to study the possibilities for a public/private partnership to develop a community center concept at the Lewis Engineering/Kunz Oil site.

Staff, in order to research the possibilities of potential public/private partnerships involving the community center concept on the Lewis Engineering/Kunz Oil site, mailed letters of inquiry to eight organizations. As a result, four organizations chose to meet with staff to discuss the possibilities of a partnership.

Findings from those four meetings are as follows:

ANALYSIS OF CURRENT SITE:

- 8 ½ acre site may be too small to accommodate all proposed facilities and parking desired by community organizations
- City owned site not geometrically suitable for large community center - acquiring "TAGS" property would be necessary for a joint public/private partnership
- Site not located on high-traffic road - location more suitable to serve a community-wide market more than regional market usually desired by private organizations
- If City pursues concept - peak hour traffic study should be done for site

ANALYSIS OF PROPOSED FACILITIES:

- Creatively designed leisure pool would generate positive cash flow and be desirable in a public/private joint venture

- 50 meter competition pool costs exponentially more to construct than 25 meter pool
- Private organizations do not want to construct 50 meter pool because of cost to build, cost to operate, minimum users it serves, and small market of competitive swimmers
- Senior Center is feasible and attractive to include in a partnership opportunity. Parking needs would be during morning and afternoon hours and would not compete for parking demands in the evenings and on weekends. Senior Center programming would best be handled by the City, fitness centers have little experience with senior programming
- Library could be possible in a public/private partnership
- Multiple gyms dedicated to public use are difficult to accommodate as time coincides with peak demand of health club members
- If the concept is pursued, Request for Proposals should be issued to interested parties

CONCLUSIONS:

- Both private clubs would like to pursue a public/private partnership with the City
- With either private club the results would be similar to the Plymouth facility
 1. City required to up-front substantial capital dollars and/or land
 2. Membership fees would be reduced for Edina residents
 3. City programs would have exclusive use of some gyms and/or a competition pool during certain times
- Senior center is a workable option with both clubs but preferred the City continue to program the Senior Center

BASKETBALL FACILITY CONCEPT:

- Parks Real Estate proposal has potential for gymnasium space and court time
- Facility would require departure from youth athletic association's free use of gym space
- Concern with willingness of athletic associations and participants paying for court time
- High cost of operation in for-profit basketball court facility is unproven
- Proposal does not create a community center concept that becomes a community gathering place

COUNCIL COMMENT

Commissioner Maetzold inquired about how many gymnasiums could be built if it was a joint venture with the "Y". Executive Director Hughes noted the site would be completely used if a number of gyms were built. Adjacent Yorktown Park is owned by the City and could be used for more land, if required.

Commissioner Hovland asked if he understood if Lifetime or Northwest Fitness were part of a joint venture they would perhaps want the City to dedicate the City owned land to them. Director Hughes noted the preliminary discussions did not get to that level of detail.

Commissioner Hovland asked for more information on the two tier system for fees. Park Director Keprios noted the system would need to be a two-tiered system, one for residents one for non-residents. Executive Director Hughes said discussions did not get that specific.

Commissioner Faust inquired if staff believed two gyms would be adequate for our needs. Park Director Keprios said the staff study showed a need for 4 or 6 gyms.

Chair Smith explained a meeting had been held with attendees, Gordon Hughes, Frank Bennett, Kenneth Dragseth and Glenn Smith. Chair Smith said he made it clear at that meeting that the City has priorities for that site to include a library, Senior Center, and commercial development. He noted from the City's standpoint, West Metro Education Program (WMEP) is a developer and communication had not been the greatest between the City and the school. He voiced hope this would be the start of positive communication for all concerned.

SCHOOL PRESENTATION

Frank Bennett, Edina Board of Education member and Chair (WMEP), told that approximately one year ago, the Council and School Board had a joint meeting to look at the Kunz/Lewis site. The state allocated funds to purchase land but had not allocated funds to construct a building. The City was looking at private development or at the WMEP school at that time. Since then, WMEP has looked at a site in Morningside which the School Board has chosen not to pursue as a site for a WMEP school. WMEP is a collaborative effort between Minneapolis and nine suburban districts to provide a metro-wide effort to emphasize city and suburban cooperation and education in a shared perspective addressing difficult issues with diversity. Many ask, "Why Edina?" He responded 1) because it is a practical concern as the State Legislature has allocated funds for land in Edina, and 2) logistically, Edina is a great location in a southern suburb. Recently, the Department of Family Learning has allocated \$14 million in its budget to construct a WMEP School in Edina and the Legislature is continuing to support the program.

Mr. Bennett presented a concept designed by Setter, Leach and Lindstrom Architects designed for the Kunz/Lewis site. The concept depicted:

- WMEP Elementary School - 120,000 square feet with 2 gyms
- Library - 20,000 square feet
- Senior Center - 15,000 square feet
- Recreational Center:
 - 1. two basketball courts
 - 2. 300 seat theatre
- Bus Garage (40,000 square feet underground)
- Parking

He continued that locating the bus garage on the Kunz/Lewis site would free up approximately 77,000 square feet on the bus garage site for commercial development.

The plan not only brings kids together, it integrates something for the whole metro-wide community.

Chair Smith asked for status information on the other WMEP schools. Mr. Bennett explained the Minneapolis K-12 school is under construction and personnel problems have been solved. The Robbinsdale 4th through 8th grade school will be an Arts School and is under construction on property owned by the Robbinsdale School District and leased by WMEP for 50 years. Chair Smith inquired what would be the program of the proposed Edina WMEP School. Mr. Bennett said nothing has been decided upon and at present is under discussion. One possible program being discussed is preparing children for a global education. Dr. Tofte, Assistant Superintendent for Elementary Education in Edina is at the forefront of planning that curriculum. He added if the school were located in Edina, Edina Schools would have complete control of the School. Chair Smith asked where funds would come from to fund the school. Mr. Bennett said funds would come from, 1) the \$3,500 allocated for each student by the State would follow the student wherever they attend school, 2) excess revenue referendum funds would follow the student as well, and 3) from the State of Minnesota through federal programs. Chair Smith asked if Edina school funds would be included. Mr. Bennett said the possible trade for the bus garage site could be a contribution. Other than the allocated funds following the students, the School District would not be writing a check for the operation of the school.

Commissioner Hovland asked if the TAGS property had been included in the proposed architectural drawing. Mr. Bennett said the TAGS property was included in the depiction and would need to be acquired if the plan went forward. Commissioner Hovland inquired about enrollment figures for the Edina site. Mr. Bennett said the school would have 600 students and approximately 40 Edina elementary students through 6th grade could be included in the enrollment. If the allocation of Edina students is not filled, other districts could take the spots. Commissioner Hovland asked who would control staffing, administration and curriculum. Mr. Bennett explained staff would come from the participating districts and a WMEP goal is to provide training and diversity education for teachers in the district. The principal of the school would report to Dr. Tofte and Dr. Tofte would report to the WMEP Joint Powers Board. Commissioner Hovland asked if WMEP is prepared to contract with the City of Edina for after school usage of facilities. Mr. Bennett said when WMEP is not using the facility, the "home-district" would have the opportunity to use the facilities.

Commissioner Faust noted the original proposal was for 600 students and City regulations say for a school that size, 9 acres would be required. The Kunz/Lewis site is 8 ½ acres and the plan presented now includes a school bus garage, community center, senior center, and four gyms. She asked if the proposal would fit on the property. Mr. Bennett said yes the fit would be tight but the architects assured them the site even meets parking requirements. Commissioner Faust asked if there is a playground for the school. Mr. Bennett said a playground is proposed and would be located behind the proposed community center. Commissioner Faust said it appears to be very small. Mr. Bennett explained the architect had two weeks to do the plan and

exact sizes have not been determined. Commissioner Faust stated she did not believe the proposal will fit on the site, even if the TAGS site is included.

Chair Smith said he understands in order for the school to be built on the Kunz/Lewis site, a variance would be required from the State. Mr. Bennett responded some variance may need to be acquired in order to build.

Commissioner Maetzold questioned if WMEP would need to purchase the property before the Legislature authorizes funding. Mr. Bennett said he anticipates an option to purchase would be exercised and the City would need to know funds have been allocated for construction on the school site. A binding commitment would be required from the City to sell the property, subject to contingencies being met. Commissioner Maetzold said the City would need to have an escape route whereby the land would come back to them if no construction was done. Mr. Bennett said a written agreement would be necessary to protect both parties. Commissioner Maetzold asked what portion of funding would not come from the state. Mr. Bennett said generally the WMEP funds would go toward land acquisition and funding for construction of the school, the 2 gymnasiums, and the theater. The library, the 2 additional gymnasiums, and the senior center would not be paid for. Funding for the bus garage was not discussed.

Commissioner Kelly asked if a lease option could be put on the land. Mr. Bennett said the downtown land was gifted to WMEP schools and the Robbinsdale School district has signed a long term lease on the site with WMEP. Commissioner Kelly said he sees this as an untested proposal. He suggested instead of building a whole other building, WMEP look at land near existing schools and encourage open enrollment. Mr. Bennett noted currently open enrollment is an option. Edina at present has 500 open enrollment students enrolled. Elementary schools in Edina are bursting at the seams and no real site exists to add on to schools with Edina funds. One benefit of a WMEP school would be to provide educational alternatives for students and the school could be constructed with State funds. Commissioner Kelly said he believes Edina schools could be expanded as well as adding more classrooms. Mr. Bennett said these concerns are legitimate but if rooms are added to existing schools in different locations, 1) who would control them, 2) who would fund them, 3) who would participate, and 4) who would own them, etc. The Legislature answered these questions by saying they would like WMEP to have its own operating school that they would run.

Chair Smith inquired whether the proposed architect concept could be examined by staff more fully and returned to WMEP at a later date. Mr. Bennett agreed.

Commissioner Faust said WMEP is evasive. She, along with the League of Women Voters submitted a number of questions to them awhile ago, which have never been answered. Mr. Bennett said he would be happy to answer any and all questions.

Chair Smith said after visiting a number of other Community Centers, Edina has a diversified Community Center with meeting rooms, activities spread out over the whole

City and with no citizens putting up bonding money in most cases. What he hears from the Council is a creative solution needs to be found for this site.

Commissioner Kelly said he has received numerous calls regarding the previous proposal for a WMEP site in the Morningside area of Edina. He encouraged WMEP staff to schedule a meeting with the public to keep them informed.

A letter was received via FAX from James and Debra Blanner, 7213 Gleason Road supporting construction of a multi-use Community Center. A letter was received from Bob and Jane Fuegner, 5225 Kellogg Avenue opposing use of the Kunz/Lewis site for a WMEP school.

***AWARD OF BID CONTINUED TO NOVEMBER 2, 1998 - GRANDVIEW AREA AND 50TH & FRANCE AREA LANDSCAPE IMPROVEMENTS** Motion made by Commissioner Maetzold and seconded by Commissioner Faust continuing the award of bid for Grandview Area and 50th & France landscape improvements to November 2, 1998.

Motion carried on rollcall vote - four ayes.

***AWARD OF BID CONTINUED TO NOVEMBER 2, 1998 - CENTENNIAL LAKES AMPHITHEATER STRUCTURE, STORAGE AND CONCESSIONS BUILDING (98-4 HRA)** Motion made by Commissioner Maetzold and seconded by Commissioner Faust continuing the award of bid for Centennial Lakes amphitheater structure, storage and concessions building to November 2, 1998.

Motion carried on rollcall vote - four ayes.

CLAIMS PAID Commissioner Maetzold made a motion approving payment of the following claims as shown in detail on the Check Register dated October 14, 1998, and consisting of one page totaling, \$315,292.08. Commissioner Hovland seconded the motion.

Rollcall:

Ayes: Faust, Hovland, Kelly, Maetzold, Smith

Motion carried.

There being no further business on the HRA Agenda, Chair Smith declared the meeting adjourned.

Executive Director